124.0	0001	0011.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	813,500 / 813,500
					USE VALUE:	813,500 / 813,500
					ASSESSED:	813,500 / 813,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
12		JASON TERR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	JASON TERRACE LLC
Owner 2:	
Owner 3:	
Street 1:	PO BOX 288
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	DAVIDSON HENRY/ETAL -
Owner 2:	DAVIDSON HENRY JR -
Street 1:	30 PARK AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,990 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1921, having primarily Clapboard Exterior and 1280 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5990.000	273,800		539,700	813,500
Total Card	0.138	273,800		539,700	813,500
Total Parcel	0.138	273,800		539,700	813,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 635.55 | /Parcel: 635.5

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 124.0-0001-0011.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	273,800	0	5,990.	539,700	813,500	813,500	Year End Roll	12/18/2019
2019	101	FV	223,200	0	5,990.	569,700	792,900	792,900	Year End Roll	1/3/2019
2018	101	FV	223,200	0	5,990.	419,800	643,000	643,000	Year End Roll	12/20/2017
2017	101	FV	223,200	0	5,990.	401,800	625,000	625,000	Year End Roll	1/3/2017
2016	101	FV	223,200	0	5,990.	371,800	595,000	595,000	Year End	1/4/2016
2015	101	FV	210,900	0	5,990.	311,800	522,700	522,700	Year End Roll	12/11/2014
2014	101	FV	210,900	0	5,990.	304,600	515,500	515,500	Year End Roll	12/16/2013
2013	101	FV	210,900	0	5,990.	290,300	501,200	501,200		12/13/2012

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 9617

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DAVIDSON HENRY/	44614-107		2/9/2005	Family	99	No	No		
DAVIDSON HENRY	24927-123		10/17/1994		99	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/21/2014	500	Re-Roof	6,500					

ACTIVITY INFORMATION

Date	Result	By	Name
6/18/2014	External Ins	PC	PHIL C
2/19/2009	Measured	372	PATRIOT
11/17/1999	Mailer Sent		
10/28/1999	Measured	266	PATRIOT
1/1/1982		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5990		Sq. Ft.	Site		0	90.	1.00	10									539,731						539,700	

Total AC/HA: 0.13751 | Total SF/SM: 5990 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 539,731 | Spl Credit | Total: 539,700

User Acct

79729

GIS Ref

GIS Ref

Insp Date

02/19/09

!9617!

PRINT

Date	Time
12/11/20	00:04:10

LAST REV

Date	Time
06/18/14	15:32:27

philc

USER DEFINED

Prior Id # 1:	79729
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	RED		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1921	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:	C - Com Locatio	5.0	%
Special:			%
Override:			%
	Total:	22.67	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	175.482
Other Features:	83750
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	354011
Depreciation:	80254
Depreciated Total:	273757

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7			BRs: 4				Baths: 1		HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

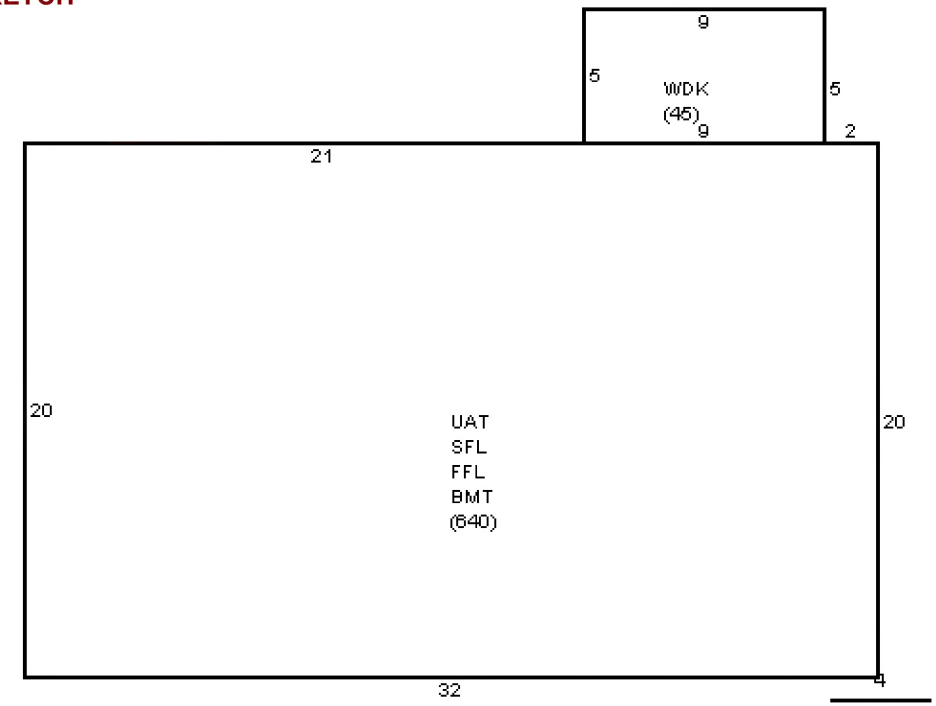
No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	175.48
Special Features:	0	Val/Su Net:	128.85
Final Total:	273800	Val/Su SzAd	213.91

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	640	52.640	33,693
FFL	First Floor	640	175.480	112,309
SFL	Second Floor	640	175.480	112,309
UAT	Upper Attic	160	70.190	11,231
WDK	Deck	45	16.000	720
	Net Sketched Area:	2,125	Total:	270,262
Size Ad	1280	Gross Are	2605	FinArea 1280

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

124.0-0001-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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